

<b>SUBJECT: MONMOUTHSHIRE LOCAL DEVELOPMENT PLAN ADOPTION OF SUSTAINABLE TOURISM ACCOMMODATION SUPPLEMENTARY PLANNING GUIDANCE</b>
<b>MEETING: PLANNING COMMITTEE</b>
<b>DATE: 3 OCTOBER 2017</b>
<b>DIVISION/WARDS AFFECTED: ALL</b>

**1. PURPOSE:**

The purpose of this report is:

- 1.1 To inform Planning Committee of the results of the recent consultation exercise regarding the Draft Sustainable Tourism Accommodation Supplementary Planning Guidance (SPG) produced to provide further details of policies contained within the Monmouthshire Local Development Plan.
- 1.2 To seek Planning Committee's endorsement of the SPG, with a view to it being formally adopted as SPG in connection with the Monmouthshire LDP.

**2. RECOMMENDATIONS:**

- 2.1 To endorse the Draft Sustainable Tourism Accommodation SPG (subject to the recommended amendments set out in Appendix 2), with a view to it being formally adopted as SPG in connection with the Monmouthshire LDP and to recommend to the Cabinet Member for Enterprise accordingly.

**3. KEY ISSUES:**

**3.1 Background**

Planning Committee endorsed the Draft Sustainable Tourism Accommodation SPG that is the subject of this report on 7 March 2017, with a view to issuing it for consultation purposes. A copy of the Committee Report is attached at **Appendix 1**. Subsequently, on 26 April 2017, the Cabinet Member for Innovation, Enterprise and Leisure took the decision to issue the SPG for consultation.

- 3.2 The consultation took place for a period of 6 weeks between Thursday 1 June 2017 and Thursday 13 July 2017. A notice was placed in Monmouthshire Free Press on 31 May 2017 and 427 individual notifications were sent in a joint consultation with the Rural Conversions to Residential or Tourism Use SPG to the following:

- Specific (including Town and Community Councils), General and Other consultees, as identified in the LDP Community Involvement Scheme;
- Those considered to have an interest in the SPG topic, including relevant pre-planning applicants/applicants and specific tourism contacts;
- Residents who were on the LDP consultation data base and had specifically requested to be notified of the SPGs;
- Agents/developers who work in the Council area.

Copies of the draft SPG and representation forms were made available at the Council's Community Hubs/libraries and on the Council's website for the duration of the consultation period. The consultation was also publicised via the Twitter Account @MCCPlanning.

3.3 A total of 7 replies were received. These are summarised, together with the Council's response in the Report of Consultation provided as **Appendix 2**. Generally, no significant objections were received and only minor amendments to the SPG documents have been necessary. The amended SPG, incorporating the minor changes arising from the consultation, is attached as **Appendix 3**. It is considered, therefore, that the document can be formally adopted as SPG to support the Monmouthshire LDP.

#### **4. REASONS:**

4.1 Under the Planning Act (2004) and associated Regulations, all local planning authorities are required to produce a LDP. The Monmouthshire LDP was adopted on 27 February 2014 and decisions on planning applications are now being taken in accordance with policies and proposals in the LDP. The Sustainable Tourism Accommodation SPG provides further explanation and guidance on the way in which the tourism related policies of the LDP will be applied to proposals for sustainable tourism accommodation. SPG can be a material consideration in the determination of planning applications, provided that appropriate consultation has been undertaken and that it has been approved in accordance with the Council's decision making process.

#### **5. RESOURCE IMPLICATIONS:**

5.1 Officer time and costs were associated with the preparation of the SPG and the carrying out of the required consultation exercises. These were within the existing Planning Policy budget and carried out by existing staff.

#### **6. SUSTAINABLE DEVELOPMENT AND EQUALITY IMPLICATIONS:**

##### Sustainable Development

6.1 Under the Planning Act (2004), the LDP was required to be subject to a Sustainability Appraisal (SA). The role of the SA was to assess the extent to which the emerging planning policies would help to achieve the wider environmental, economic and social objectives of the LDP. The LPA also produced a Strategic Environmental Assessment (SEA) in accordance with the European Strategic Environmental Assessment Directive 2001/42/EC; requiring the 'environmental assessment' of certain plans and programmes prepared by local authorities, including LDPs. All stages of the LDP were subject to a SA/SEA, therefore and the findings of the SA/SEA were used to inform the development of LDP policies and site allocations in order to ensure that the LDP would be promoting sustainable development. SPG is expanding and providing guidance on these existing LDP policies, which were prepared within a framework promoting sustainable development.

##### Equality

6.2 The LDP was also subjected to an Equality Challenge process and due consideration was given to the issues raised. As with the sustainable development implications considered above, SPG is expanding and providing guidance on these existing policies, which were prepared within this framework. Assessments of Equality Impact will be required throughout the Plan's implementation wherever there is likely to be significant impact.

6.3 In addition a Future Generations Evaluation (including equalities and sustainability impact assessments) is attached to this report at **Appendix 4**.

#### **7. OPTIONS CONSIDERED**

7.1 Having assessed the consultation responses, the following options were considered:

- 1) Recommend the SPG for adoption without any changes;
- 2) Recommend the SPG for adoption with some changes based on an assessment of the feedback;
- 3) Recommend the SPG for adoption with changes to reflect every response;
- 4) Do not proceed with the SPG.

7.2 The SPG provides specific guidance on the interpretation/implementation of the LDP policy framework in relation to proposals for sustainable forms of visitor accommodation. The need for this guidance was identified via the Economy and Development Select Committee, as well as stakeholder and colleague feedback. Option 4 is therefore discounted. The feedback is considered to raise a number of valid and constructive points, many (but not all) of which are considered to appropriately enhance the policy interpretation and guidance. Consequently, option 2 has been chosen.

## **8. HOW WILL SUCCESS BE MEASURED**

8.1 The successful implementation of the SPG in determining proposals for sustainable forms of tourism accommodation which will be reflected in the quantity and quality of such facilities approved in accordance with the LDP policy framework. The effectiveness of the relevant policies in enabling sustainable forms of visitor accommodation will be monitored on an annual basis in the LDP Annual Monitoring Report (AMR).

## **9. CONSULTEES**

- Economy and Development Select
- Planning Committee
- SLT
- Public and stakeholder consultation as set out in the report

## **10. BACKGROUND PAPERS:**

- Monmouthshire Adopted LDP (February 2014)
- Monmouthshire Local Development Plan Annual Monitoring Reports, 2014-15, 2015-16

## **11. AUTHOR & CONTACT DETAILS:**

Mark Hand (Head of Planning, Housing and Place-Shaping)

**Tel:** 01633 644803

**Email:** [markhand@monmouthshire.gov.uk](mailto:markhand@monmouthshire.gov.uk)

Rachel Lewis (Planning Policy Manager)

**Tel:** 01633 644827

**Email:** [rachellewis@monmouthshire.gov.uk](mailto:rachellewis@monmouthshire.gov.uk)